

PLANNING BOARD MINUTES

February 10, 2014

Call The Meeting to Order

Chairman Vincent Spada called the meeting to order at 7:00 P.M. in the new Town Hall Auditorium. Present at the meeting were Robert Fowler, David Plunkett, Nancy Reed, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Stephen Johnson was not present.

(A) Approval of Minutes – January 27, 2014

MOTION - Mrs. Reed made a motion to table the Planning Board minutes of January 27, 2014 until there is a full board. The motion was seconded by Mr. Plunkett and unanimously voted 4-0.

(B) Committee Reports/Administrative Actions

(B1) Zoning Bylaw Subcommittee

Mr. Sadwick stated the subcommittee will be meeting tonight immediately following the Planning Board meeting. Mr. Sadwick provided copies of the MFD article. The Zoning Bylaw Subcommittee voted last week to submit the article to the Planning Board for submission to the warrant. Mr. Sadwick added that Mr. Johnson was at the last Zoning Bylaw meeting and was in favor of the article.

MOTION - Mrs. Reed made a motion to recommend submission of the MFD article to the warrant. The motion was seconded by Mr. Plunkett and unanimously voted 4-0.

(B2) Master Plan

Mr. Sadwick stated that last week it was agreed by the Zoning Bylaw Subcommittee, the Town Manager and himself that the Town would not precede with NMCOG for the Master Plan update. NMCOG has been contacted and they have submitted most of the materials they worked on. The contract will be terminated and the Town will go back out to bid for a new consultant. Mr. Sadwick added that Mr. Johnson was in agreement with this at the last Zoning Bylaw meeting.

MOTION - Mr. Plunkett made a motion to endorse the proposal as outline by Mr. Sadwick. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

(B3) Committee Reports

There are no committee reports.

(B4) 150 Main Street, Atamian, Non-Substantial Determination

Doug Lees appeared representing Atamian for a non-substantial determination at 150 Main Street. Mr. Lees stated that they are requesting a non-substantial change, where they would like to do a phase project. They would like to demolish the AT&T building and pave the area until the new building is ready to be built. They have submitted a Storm Water Management Special Permit application even though the area of disturbance is less than one acre but the drainage area on site is larger than that. This has been submitted to Weston and Sampson for review. They have come back with their review letter and there are minor changes to the erosion controls. The plans have been updated to reflect those changes.

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Mr. Lees stated that at the last meeting, the Board was concerned with the amount of pavement. The new plan includes two 10' landscape islands with 24' wide aisle. This means that 20% of the AT&T building footprint will have landscaping temporarily until the new building is constructed. There is no curbing in the grass area and there are catch basins. They will also be adding a storm ceptor for water runoff.

Mr. Fowler asked for a representative from Atamian to be present but none are. Mr. Fowler asked what the time table for construction is. If we approve the demolition of the building the Town will loose taxes. Mr. Lees stated that he does not know the answer but the owners are working on the lighting plan.

Mrs. Reed asked how many cars will be parked in this area. Mr. Lees replied about ninety. Mrs. Reed stated at the last meeting, we requested that the landscaping along Main Street and in the front of the existing building be done first. Mr. Lees stated that we can do it at the same time.

Mr. Fowler asked if the plan is to still use the back parking lot for parking. Mr. Lees replied yes.

Mr. Plunkett stated that if we approve this Phase I, then there should be a time limit of use of this area to two years. If no construction is started, the area will lapse and the whole area should be loam and seeded. Mr. Spada stated that if construction is not started within the time frame, then a new filing will be required or turned back to grass.

MOTION - Mr. Plunkett made a motion to approve the change to a phased project, with Phase I being the demolition of the AT&T building. The area will have two 10' grass landscape islands with 24' aisles. If construction of the new building is not started within two years, the approval will lapse and the entire area will be loamed and seeded. If the applicant chooses to return to the Board due to the time limit, it will require a new filing. The originally proposed landscaping along Rt. 38 and in the front of the building must be completed prior to or during the demolition process. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Old Business

There is no old business.

New Business

There is no new business.

Director's Report

There is no Director's Report.

Adjournment

MOTION - Mr. Plunkett made a motion to adjourn the meeting at 7:25 PM. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

Approved: 2/24/14

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List of documents for 2/10/14 Agenda

Documents can be located at the Community Development Office

- A. 7:00** Approval of Minutes – January 27, 2014
- B. 7:00** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
 - 2- Master Plan
 - 3- Committee Reports
 - 4- 150 Main Street, Atamian
- Non-Substantial Determination
- *Letter dated 2/6/14 from Doug Lees including Stormwater Management & Erosion Control Plan revised 2/6/14 and Site Plans revised on 2/6/14.*
 - *Review ltr dated 2/7/14 from Weston & Sampson.*